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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VMRDA- CHANGE OF LAND USE FROM AGRICULTURAL LAND USE TO INDUSTRIAL LAND USE ACS. 19.925 CTS. OR 80,633.61 SQ. MTS COVERED IN SY.NO.70/P,71/P,72/P,73/P,74/P,75/P,&76/P OF CHINNIPALEM VILLAGE, KOTHAVALASA MANDAL, VIZIANAGARAM DISTRICT, APPLIED BY M/S KOTHAVALASA INFRA VENTURES PVT LTD & M/S NAMITHA REAL ESTATES PVT LTD.

[Memo No.844867/M1/2019, Municipal Administration & Urban Development (M) Department, 26th March, 2019]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy.No.70/P,71/P,72/P,73/P,74/P,75/P,&76/P of Chinnipalem Village, Kothavalasa Mandal, Vizianagaram District, admeasuring an area of Acs. 19.925 Cts. The boundaries of which are given in the scheduled below which was earmarked for Agricultural use in Zonal development plan of Vizianagaram sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Industrial land use by variation of change of land use, which was shown in Zonal Development Plan of Vizianagaram and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected in widening of 30'-0" wide road as 40'-0"on North – Eastern side of the site to the local body at free of cost through registered gift deed.
2. The applicant shall provide necessary buffer on the boundary of the site except on Southern and North-East road sides, as per rules in force.
3. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority and local body as the case may be.
4. the applicant shall obtain approval of building plans for construction of buildings from Chinnipalem Gram Panchayat duly paying necessary charges to Chinnipalem Gram Panchayat and Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as per rules in force.
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
7. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Land covered in Sy. Nos. 70/P, 71/P & 77/P of Chinnipalem (V), Kothavalasa (M), Vizianagaram District

East : Existing village BT Road proposed to 12 Mts wide road and land covered in Sy. nos 71/P& 72/P of Chinnipalem Village, Kothavalasa Mandal, Vizianagaram District

South : Land covered in Sy. Nos. 73/P, 74/P, 75/P & 76/P of Chinnipalem (V), Kothavalasa (M), Vizianagaram District

West : Land covered in Sy. Nos. 70/P & 76/P of Chinnipalem Village, Kothavalasa Mandal, Vizianagaram District.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT